

Dempsey, Matthew

From: [REDACTED]
Sent: 02 September 2015 18:36
To: Sexton, Gavin; Dempsey, Matthew
Subject: RE: 2015/3365/NEW - Carnegie House 10-24 New End London NW3 1JE

Follow Up Flag: Follow up
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Hi Gavin/Matthew

Thanks for the response.

Oddly there doesn't seem to be any record of an application 2015/3729/P online. Also, I haven't seen any consultation having gone out. Can you confirm that date its was validated?

Assuming it is the same content as the withdrawn duplicate, my comments would extend to the fact that there are clearly alternatives to through pane ventilators i.e. through-frame trickle vents that are more commonly used being far more discrete. Similarly there are also alternative ways to achieve the Secure By Design Standard that don't require dummy sashes i.e. internally beaded windows, or enhancing security using glazing tape.

On both counts it therefore seems that neither are unavoidable technical reasons to compromise the appearance of the building or Conservation Area, rather seemingly it simply being the contractor wanting to use their preferred supplier/system, which is almost identical in appearance to the original UPVc proposal (withdrawn on design advice from Camden).

Whilst concerned by the appearance, I am also worried by the impact of this significant increase in frame dimension, which combined with an unavoidable reduction in light transmission that comes with the installation of double glazing in lieu of single glazing, will also mean a significant loss of daylight & sunlight to the flats. My estimate is the current proposal would be circa 30%. At this level it is a material consideration. I have not seen any assessment of this within the submitted material and would ask that it is done, particularly for rooms with north facing windows (which are typically living rooms within 1-9 Carnegie House).

Ultimately, I am very glad that Camden is planning work to Carnegie House, which is showing signs of neglect, and also glad for the proposal to install double glazing, which will reduce everyone's heating bills, avoid condensation and consequent mould, and do a bit towards saving the planet. It is a shame that this work has however been held up. However, the price for this should not be accepting inappropriate windows designs, and the consequent a loss of daylight, when there are readily available alternatives.

As I say, I would be grateful if you could keep me posted on progress.

Many thanks again.

David

david.saxby

21 Carnegie House
NW3 1JE

From: Sexton, Gavin [mailto:gavin.sexton@camden.gov.uk]
Sent: 27 August 2015 15:35
To: David Saxby
Cc: Dempsey, Matthew
Subject: RE: 2015/3365/NEW - Carnegie House 10-24 New End London NW3 1JE

Dear David Saxby

Thank you for your email – the application was withdrawn because it is a duplicate of 2015/3729/P which remains a live application.

My colleague Matthew, copied here, is the case officer for the current application. He will take your comments on board when considering the case.

regards

Gavin Sexton
Planning Solutions Team Manager

Telephone: 020 7974 3231

From: David Saxby [redacted]
Sent: 25 August 2015 17:01
To: Sexton, Gavin
Subject: FW: 2015/3365/NEW - Carnegie House 10-24 New End London NW3 1JE

Hello Gavin

In Neil Luxton's absence, please see email below...which Matthew Dempsey is perhaps now best placed to handle.

Many thanks.

David

David Saxby
21 Carnegie House

From: David Saxby
Sent: 25 August 2015 16:52
To: 'Luxton, Neil'; 'matthew.dempsey@camden.gov.uk'
Cc: [REDACTED]
Subject: 2015/3365/NEW - Carnegie House 10-24 New End London NW3 1JE

Dear Neil/Matthew

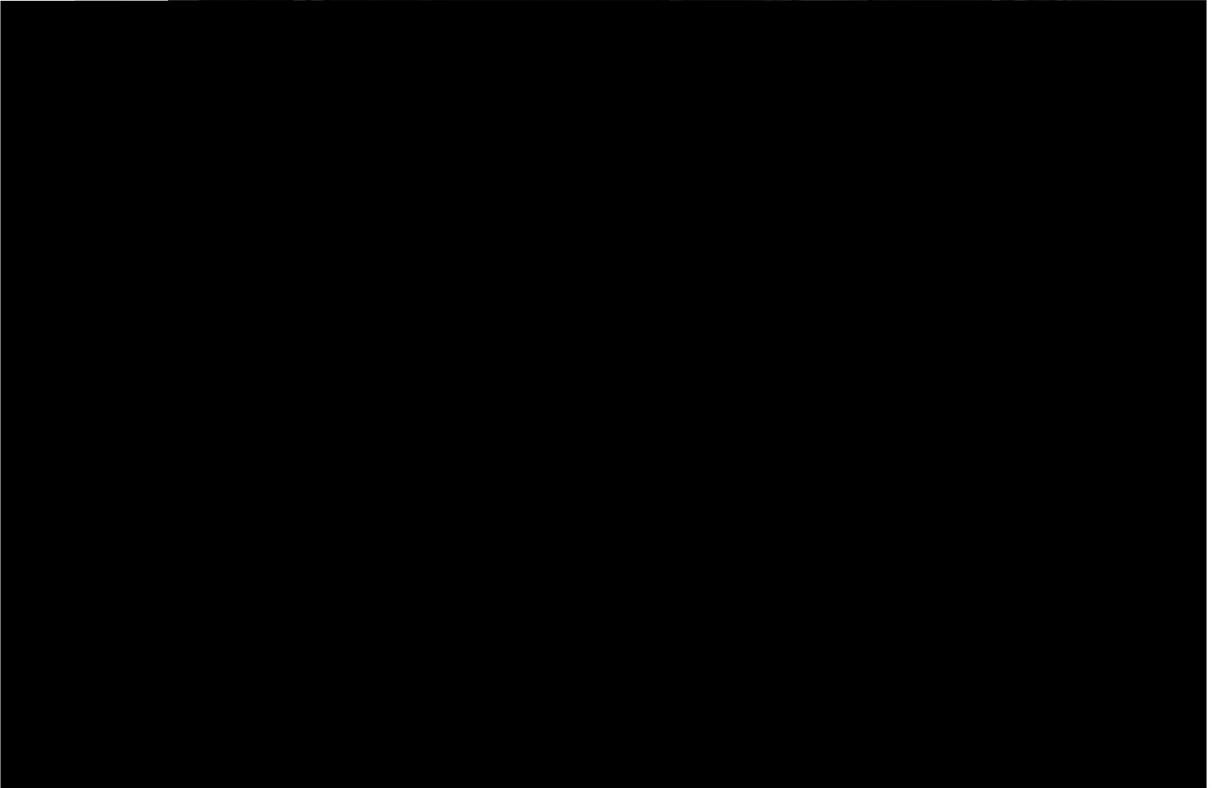
2015/3365/NEW

Further to your previous advice to the contractor noting their obligation to install windows that adhere to the previously consented drawings (2013/7828/P), which themselves had been amended during the original application process to take on board advice given by the Design Officer/CAAC (they originally applied for white UPVC not dissimilar in appearance to the latest submission), I see that contractor has simply submitted an application seeking your approval for the unsuitable windows their window supplier would prefer to install. Perhaps they think they will grind you down?!

Whilst I can't see what have led them to subsequently withdraw this application, I do see that your pre-application advice was that you were unsure whether they would be acceptable. I hope having seen their proposal and perhaps consulted your design/CAAC colleagues, you were simply able to advise they were not – seemingly they replicate the thick frames of white UPVC but in white painted aluminium.

It might sound “non-material” to some, but Carnegie House sits within the Conservation Area and whilst its aesthetic merits can be debated (personally I am quite fond of it – the building is a noted work of the architects A&J Soutar, who also played a central role in the development of Hampstead Garden Suburb – David Davison, the HGS Trust's Architectural Adviser, has been researching their work), putting in thick framed white gloss windows with clunky through-glass ventilators will not make it any better. Nor will it preserve or enhance the CA. Whilst maintenance of the building has clearly been neglected in recent years, the currently planned refurbishment is a once in a generation opportunity to have a positive impact, both on it and the CA. A more sensitive design/proposal would not seem too much to ask – I see Lakehouse have not used their original architects for this latest submission, simply relying on the window supplier to act as agent.

I note that originally the building had mid-tone painted slender steel framed windows (I'm afraid we can't tell the colour in a B/W photo), with the current aluminium ones being installed in the 1970's. See original image below. As I say, inelegant white dummy frames with clunky ventilators will not be progress.



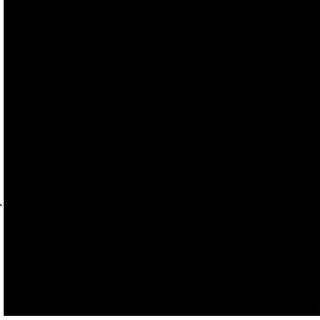
Anyway, I am not sure whether you can share with me the reason for the withdrawal, or and subsequent advice you have given the applicant, but please can you keep me posted if you get a resubmission.

Many thanks.

David

David Saxby
21 Carnegie House

david saxby



From: Luxton, Neil [<mailto:Neil.Luxton@camden.gov.uk>]
Sent: 09 June 2015 18:57
To: David Saxby
Subject: RE: 2013/7828/P Carnegie House 10-24 New End London NW3 1JE

David,

Apologies for the late reply. I have advised the contractors to ensure they faithfully carry out the works as permitted and this means that the colour of the windows should not be white as you have pointed out and that the window design is faithfully as per the approved drawings too.

regards

Neil Luxton
Planning Officer

Telephone: 020 7974 6552

From: David Saxby [REDACTED]
Sent: 03 June 2015 16:39
To: Planning
Cc: [REDACTED]
Subject: RE: 2013/7828/P Carnegie House 10-24 New End London NW3 1JE

Dear Sirs

2013/7828/P - Carnegie House 10-24 New End, Hampstead, London NW3 1JE

I have received no acknowledgment or reply to the two emails below. Please can someone contact me, or at least confirm who I should speak to regarding with this matter. I understand works are planned to commence in a matter of weeks.

Further I note that Camden's Contractor is now considering the installation of frames that do not reflect the approved drawings (incorporating dummy sashes in lieu of simple fixed lights) and through-pane trickle ventilators to a large number of the windows – again not shown on the approved drawings).

Combined with issue of the colour noted below, I think unapproved changes will have a material effect on the appearance of the building, given the significant increase in framing to these windows which will replace slender aluminium windows (in turn having replaced the original Crittal windows of the mid 20th century building by A & J Soutar), and ultimately the Conservation Area.

I have cc'd John Malet-Bates of the Hampstead CAAC in the hope that he/they might have a direct route to Camden's Officers regarding this matter (John, I would be very grateful of any assistance you can give).

Many thanks.

David

david saxby
21 Carnegie House
Hampstead

NW3 1JE

From: David Saxby
Sent: 13 January 2015 15:59
To: 'planning@camden.gov.uk'
Subject: FW: 2013/7828/P Carnegie House 10-24 New End London NW3 1JE

Dear Sirs

Please see email below. The automatic response informs me that Emily is no longer working at Camden.

As such, please forward to the appropriate person.

Many thanks.

David

david saxby

From: David Saxby
Sent: 13 January 2015 15:54
To: 'emily.marriott-brittan@camden.gov.uk'
Subject: 2013/7828/P Carnegie House 10-24 New End London NW3 1JE

Dear Emily

Installation of aluminium framed windows to front and rear elevations.

With reference to the above application that has been approved, I note that it does not appear that the colour of the replacement windows frames has been explicitly stated, simply it states "aluminium framed".

Given that the existing windows are silver anodised aluminium, and the application makes no reference to changing the colour e.g. to white (which would look like the PVC ones original applied for and refused), can you confirm what colour you are expecting? This is clearly a more sensitive issue given the building is within a Conservation Area.

Many thanks.

David

david saxby

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